K 3183

APPROVED AS TO LEGALITY ON
THIS 1. DAY OF March 1961
BY Walter F. Hardison

# WARRANTY DEED

*For and in consideration of the sum of* $10.00
---TEN AND NO/100---*DOLLARS*
Cash paid by Paul M. Johnson and Wife, Mary Ann McCasland Johnson, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Frank E. Bailey and Wife, Alma H. Bailey
*have bargained and sold, and by these presents do transfer and convey unto the said*
Paul L. Johnson and Wife, Mary Ann McCasland Johnson
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 14 of Block 1 on the Plan of Overton Hills as of record in Book 840, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 100 feet on the easterly side of Farrar Avenue and runs back between parallel lines 280 feet to a dead line.

Being the same real property conveyed to Frank E. Bailey and Wife, Alma H. Bailey, by deed from National Realty Company, Inc., dated June 28, 1938, filed June 29, 1938, and recorded in Book 1049, Page 868, Register's Office for Davidson County Tennessee.

*To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Paul M. Johnson and Wife, Mary Ann McCasland Johnson, their *heirs and assigns, forever.*

*And* We *do covenant with the said* Paul M. Johnson and Wife, Mary Ann McCasland Johnson *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except 1961 taxes which have been pro-rated and Purchaser will pay when due.

*And* We, Frank E. Bailey and Wife, Alma H. Bailey
*do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Paul M. Johnson and Wife, Mary Ann McCasland Johnson, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
*Witness* our *hand* s *this* 1st *day of* March, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank E. Bailey
Alma H. Bailey

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Thelma Neal, *a Notary Public in and for said County and State,* Frank E. Bailey and Wife, Alma H. Bailey
the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *Tennessee, this* 2nd *day of* March *19* 61.

Thelma Neal *Notary Public*

*Commission expires* Jan. 29, 1963

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